169.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	616,700 / 616,700
					USE VALUE:	616,700 / 616,700
					ASSESSED:	616,700 / 616,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
236		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEAGER DANIEL H
Owner 2:	
Owner 3:	
Street 1:	236 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,944 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1218 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3944.000	239,900		376,800	616,700
Total Card	0.091	239,900		376,800	616,700
Total Parcel	0.091	239,900		376,800	616,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.32 | /Parcel: 506.3

Legal Description

User Acct 112069

GIS Ref

GIS Ref

Insp Date 06/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,000	0	3,944.	376,800	616,800	616,800	Year End Roll	12/18/2019
2019	101	FV	211,400	0	3,944.	376,800	588,200	588,200	Year End Roll	1/3/2019
2018	101	FV	211,400	0	3,944.	317,600	529,000	529,000	Year End Roll	12/20/2017
2017	101	FV	211,400	0	3,944.	290,700	502,100	502,100	Year End Roll	1/3/2017
2016	101	FV	211,400	0	3,944.	247,600	459,000	459,000	Year End	1/4/2016
2015	101	FV	199,900	0	3,944.	215,300	415,200	415,200	Year End Roll	12/11/2014
2014	101	FV	199,900	0	3,944.	199,200	399,100	399,100	Year End Roll	12/16/2013
2013	101	FV	199,900	0	3,944.	189,500	389,400	389,400		12/13/2012

!13077!

PRINT

Date	Time
12/11/20	03:05:14

LAST REV

Date	Time
07/31/18	13:59:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13077

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMALLENBERGER H	25857-386		11/30/1995		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	112069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2017	1215	Addition	67,440	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Meas/Inspect	336	PATRIOT
12/15/2008	Measured	336	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/9/1999	Measured	243	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3944		Sq. Ft.	Site		0	70.	1.36	7									376,824						376,800	

Total AC/HA: 0.09054 | Total SF/SM: 3944 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 376,824 | Spl Credit | Total: 376,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325981
Depreciation:	86059
Depreciated Total:	239922

COMMENTS

NC=CHECK 1/2 BATH AND CHK FOR NEW KITCHEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

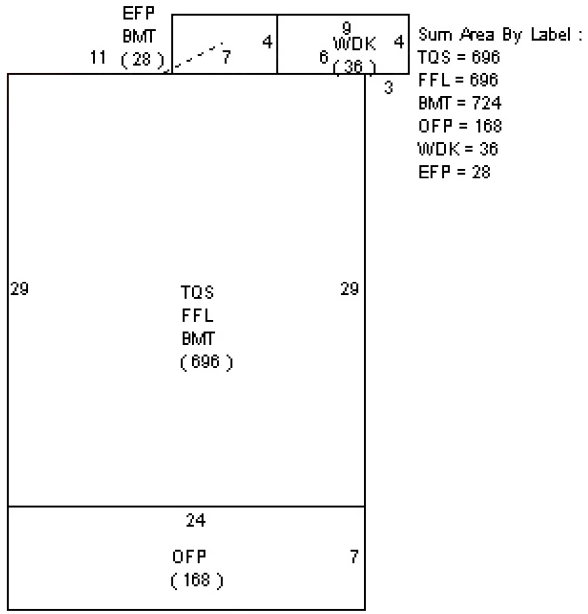
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	110.35
Final Total:	239900	Val/Su SzAd	196.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	724	51.600	37,356
FFL	First Floor	696	171.990	119,705
TQS	3/4 Story	522	171.990	89,779
OFP	Open Porch	168	25.800	4,334
WDK	Deck	36	15.680	564
EFP	Enclos Porch	28	71.150	1,992

Net Sketched Area:	2,174	Total:	253,730

Size Ad	1218	Gross Are	2348	FinArea	1218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

169.0-0007-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	